



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

SEPTEMBER 7, 2006

PRESENT: Hinkle, Martin, Pyle

ABSENT: Maxey

LATE: None

STAFF: Senior Planner (SP) Tolentino and Assistant Planner (AP) Phillips.

REGULAR MEETING

Chairman Martin called the meeting to order at 7:01 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Tolentino certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

SUBCOMMITTEE:

NO COMMENTS WERE GIVEN BY THE BOARD.

MINUTES: July 13, 2006 and August 17, 2006

DUE TO A LACK OF A QUORUM, THE MINUTES OF THE JULY 13 SPECIAL MEETING AND AUGUST 17 REGULAR MEETING WERE CONTINUED TO THE SEPTEMBER 21, 2006 REGULAR MEETING.

ARCHITECTURAL REVIEW BOARD MINUTES

September 7, 2006

Page 2

PUBLIC HEARING:

- 1) **SITE REVIEW, SR-06-15: SAN PEDRO-AHMADI:** A request for approval of the site landscape and architectural plans for the construction of a three unit townhouse subdivision that was awarded one allocation under the 2004 Micro Measure P competition for the parcels located on the southeast corner of San Pedro Ave. and Cory Lane zoned R-2, 3500 RPD Medium Density Residential

BOARD MEMBERS PYLE/HINKLE DIRECTED THE APPLICANT TO INCORPORATE THE MODIFICATIONS LISTED BELOW AND MOTIONED TO CONTINUE THE APPLICATION REQUEST TO THE OCTOBER 5, 2006 MEETING.

1. Provide minimum 20' x 20' driveway aprons.
2. Line up the driveway approaches with the garage doors.
3. Eliminate some hardscape on-site.
4. Identify the location of electrical meters.
5. Incorporate more variety/materials on the front building elevations.
6. Provide details of the window trims.
7. Call out proposed door types/material for the front and garage doors.
8. Call out proposed roofing material.
9. Provide more interesting garage doors (e.g. incorporate windows).
10. Provide a revised detail of the retaining wall adjacent to the existing fence. As currently proposed, the retaining wall and existing fence are too close; boring/construction of the retaining wall footings will compromise the integrity of the existing fence.
11. Revise the Landscape Plan as follows:
 - a. Reshape the landscape beds to provide more space for plants; hedge shrubs shall be planted a minimum 2 ft apart.
 - b. Create more landscape space adjacent to the buildings to allow for taller growing plants; boxwoods are too short. Taller plants will soften the appearance of the buildings.
 - c. Reconsider the groundcover; the proposed groundcover does not take foot traffic well.
 - d. Cut down amount of hardscape on-site.
12. Verify grades for adequate storm drainage/trenching.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MAXEY

- 2) **SITE REVIEW, SR-06-10: PEAK-ST. JOHN THE DIVINE EPISCOPAL CHURCH:** A request for Board reconsideration of a condition of approval for the site, architectural and landscape plans for a 1,688 sq. ft. expansion to the existing church building and the construction of a 1807 sq. ft. building for a new nursery building located in a R-1, 7,000 (Single Family Medium Density) zoning district at 17740 Peak Avenue.

BOARD MEMBERS HINKLE/PYLE MOTIONED TO APPROVE THE RESOLUTION ELIMINATING A CONDITION OF APPROVAL OF RESOLUTION NO. 06-022 FOR THE PLANTING OF SIX TO EIGHT SYCAMORE TREES ALONG THE EASTERLY SIDE OF THE PROPERTY.

ARCHITECTURAL REVIEW BOARD MINUTES

September 7, 2006

Page 3

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MAXEY

- 3) **SELECTION OF CHAIR & VICE-CHAIR:** Pursuant to City Council Policy, the Board must select a Chairperson and Vice-Chair to serve a one-year term beginning in August of each year.

SELECTION OF CHAIR & VICE-CHAIR WAS CONTINUED TO THE SEPTEMBER 21, 2006 REGULAR BOARD MEETING TO ALLOW FULL BOARD CONDERATION OF THE NOMINATIONS.

ANNOUNCEMENTS:

NONE

ADJOURNMENT: Chair Martin adjourned the meeting at 7:48 p.m.

MINUTES PREPARED BY:

REBECCA TOLENTINO
Meeting Coordinator